

May 26, 1999

**OFFICE OF THE HEARING EXAMINER
KING COUNTY, WASHINGTON**

850 Union Bank of California Building
900 Fourth Avenue
Seattle, Washington 98164
Telephone (206) 296-4660
Facsimile (206) 296-1654

REPORT AND DECISION ON APPLICATION FOR PRELIMINARY PLAT APPROVAL

SUBJECT: Department of Development and Environmental Services File No. **L96P0015**
Proposed Ordinance No. **1999-0245**

CAMPBELL HILL ESTATES
Preliminary Plat Application

Location: Lying in the vicinity of South 124th Street and 66th Avenue South (if constructed)

**Owner/
Developer:** Kanda Khamphilom, et al.
5005 26th Avenue Southwest
Seattle, WA 98106
Phone: 206-938-6867

SUMMARY OF RECOMMENDATIONS:

Department's Preliminary Recommendation:	Approve, subject to conditions
Department's Final Recommendation:	Approve, subject to conditions
Examiner's Decision:	Approve, subject to conditions

PRELIMINARY MATTERS:

Application submitted:	August 1, 1996
Complete application:	August 1, 1996

EXAMINER PROCEEDINGS:

Hearing Opened:	May 25, 1999, at 9:30 AM
Hearing Closed:	May 25, 1999, at 10:00 AM

Participants at the public hearing and the exhibits offered and entered are listed in the attached minutes.
A verbatim recording of the hearing is available in the office of the King County Hearing Examiner.

ISSUES/TOPICS ADDRESSED:

- Minimum lot size
- Road standards

SUMMARY:

Preliminary plat of 9 lots on 1.57 acres is approved.

FINDINGS, CONCLUSIONS & DECISION:

Having reviewed the record in this matter, and the Applicant having concurred with the Land Use Services Division recommendation, the Examiner hereby adopts and incorporates by this reference the Findings, Conclusions and Recommendation made by the Land Use Services Division as set forth in its preliminary report to the King County Hearing Examiner for the May 25, 1999, public hearing. The said report is Exhibit No. 2 in the hearing record.

The Examiner's decision is that the proposed plat of Campbell Hill Estates, as revised and received July 28, 1997, be granted preliminary approval subject to the conditions of final approval set forth in the said report of the Land Use Services Division.

ORDERED this 26th day of May, 1999.

James N. O'Connor
King County Hearing Examiner

TRANSMITTED this 26th day of May, 1999, to the following parties and interested persons:

Bill Bui
Continental Engineering
Linda Matlock
Eleanor Moon

Roger Dorstad
Kanda Khamphilom
John W. Mellor
Wern Cho Saephanh

Laura Casey
Lanny Henoch
Larry West

Kim Claussen
Aileen McManus
Bruce Whittaker

NOTICE OF RIGHT TO APPEAL

In order to appeal the decision of the Examiner, written notice of appeal must be filed with the Clerk of the King County Council with a fee of \$125.00 (check payable to King County Office of Finance) **on or before June 9, 1999**. If a notice of appeal is filed, the original and six (6) copies of a written appeal statement specifying the basis for the appeal and argument in support of the appeal must be filed with the Clerk of the King County Council **on or before June 16, 1999**. Appeal statements may refer only to facts contained in the hearing record; new facts may not be presented on appeal.

Filing requires actual delivery to the Office of the Clerk of the Council, Room 403, King County Courthouse, prior to the close of business (4:30 p.m.) on the date due. Prior mailing is not sufficient if actual receipt by the Clerk does not occur within the applicable time period. The Examiner does not have authority to extend the time period unless the Office of the Clerk is not open on the specified closing date, in which event delivery prior to the close of business on the next business day is sufficient to meet the filing requirement.

If a written notice of appeal and filing fee are not filed within fourteen (14) calendar days of the date of this report, or if a written appeal statement and argument are not filed within twenty-one (21) calendar days of the date of this report, the decision of the hearing examiner contained herein shall be the final decision of King County without the need for further action by the Council.

James N. O'Connor was the Hearing Examiner in this matter. Participating at the proceeding were Lanny Henoch and Bruce Whittaker, representing the County; Kanda Khamphilom and John W. Mellor.

The following exhibits were offered and entered into the hearing record:

- Exhibit No. 1 Land Use Services Division File No. L96P0015
- Exhibit No. 2 Land Use Services Division staff report prepared for the May 25, 1999, public hearing
- Exhibit No. 3 SEPA environmental checklist, received from the Applicant August 1, 1996, and annotated by L. Henoch, LUSD, on April 9, 1999
- Exhibit No. 4 SEPA Determination of Non-significance, issued April 14, 1999
- Exhibit No. 5 Affidavit of Posting, indicating the property was posted with a sign giving notice of the May 25, 1999, public hearing beginning on April 23, 1999
- Exhibit No. 6 Applicant's preliminary plat map, received July 27, 1997
- Exhibit No. 7 Land use map - Kroll Maps 316E and 317W
- Exhibit No. 8 King County Assessor map for the SE 1/4 of 11-23-4
- Exhibit No. 9 Conceptual Drainage Design and Grading Plan, prepared by Mellor and Associates, and received December 21, 1998
- Exhibit No. 10 Letter dated June 30, 1997, from George E. Wannamaker, PE, Acting managing Engineer for King County, approving Road Variance L97VA0047, with attached findings and conclusions
- Exhibit No. 11 Letter dated February 2, 1999, from Joe Miles, PE, Supervising Engineer, Engineering Review Section, LUSD, and Jeff O'Neill, Site Engineering and Planning Supervisor, Building Services Division, approving Drainage Variance L97V0048
- Exhibit No. 12 Applicant's application, received August 1, 1996
- Exhibit No. 13 Written testimony of John W. Mellor, PE to the Hearing Examiner

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